

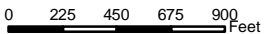
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

January 29, 2026

Cool Commercial Notification Map PC 02-26-26 (1,000 feet)

- Search Results: Parcels**
- Override 1
 - County Outline
 - Highway Labels
- Major Roads**
- Major Roads
 - Minor Roads

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.



NOTICE OF PUBLIC HEARING

PROJECT: DESIGN REVIEW PERMIT DR22-0007/Cool Station Automobile-Based Commercial Project submitted by Melvin Higginbotham, Architect

REQUEST: Design Review Permit for proposed two-phase construction to include a convenience store and fuel canopy as Phase One; and a drive-thru quick serve restaurant with carwash for Phase Two. [A Mitigated Negative Declaration determination based on an Initial Study prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines]

LOCATION: The property, identified by Assessor's Parcel Numbers 071-080-007 & 071-500-036, consisting of 5.2 acres is located on the northeast corner of the intersection of State Highway 49 and State Highway 193, within the Cool Rural Center, in the Cool area. Supervisor District 4.

COUNTY PLANNER: Lela Shelley. Email: Lela.Shelley@edcgov.us

COUNTY OF EL DORADO PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
February 13, 2026

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to:

County of El Dorado Planning and Building Department
2850 Fairlane Court,
Placerville, CA 95667
or via e-mail: planning@edcgov.us

County of El Dorado
Planning and Building Department (Planning)
2850 Fairlane Court, Building C
Placerville, CA 95667

NOTICE OF PUBLIC HEARING

**County of El Dorado
Planning Commission**



Building C Hearing Room
2850 Fairlane Court,
Placerville, CA 95667

**February 26, 2026 at
8:30 AM**

Send Comments to:
PLANNING@EDCGOV.US

Meeting Agenda and Staff Reports Available:
<https://eldorado.legistar.com/calendar.aspx>

Project Information Available:
<https://edc-trk.aspgov.com/etrakit/>
Login or create an E-Trakit account



EL DORADO COUNTY PLANNING DIVISION

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division>

NOTICE OF PUBLIC HEARING

The **County of El Dorado Planning Commission** will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **February 26, 2026**, at **8:30 a.m.**, to consider the following: **DESIGN REVIEW PERMIT DR22-0007/Cool Station Automobile-Based Commercial Project** submitted by Melvin Higginbotham, request for a proposed two-phase construction to include a convenience store and fuel canopy as Phase One; and a drive-thru quick serve restaurant with carwash for Phase Two. The property, identified by Assessor's Parcel Numbers 071-080-007 & 071-500-036, consisting of 5.2 acres, is located on the northeast corner of the intersection of State Highway 49 and State Highway 193, within the Cool Rural Center, in the Cool area, Supervisorial District 4. (County Planner: Lela Shelley, email: Lela.Shelley@edcgov.us) (Environmental Document: A Mitigated Negative Declaration determination based on an Initial Study prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines)

Agenda and Staff Reports are available two weeks prior at <https://eldorado.legistar.com/Calendar.aspx>

Project Information is available online at <https://edc-trk.aspgov.com/etrakit/>. To view attachments, please login or create an E-Trakit account and search for the project name or application file number in the search box.

All persons interested are invited to write their comments to the Planning Commission in advance of the hearing. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to, the public hearing. Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: **PLANNING@EDCGOV.US**

Please send written comments by 2:00 p.m. the day prior to the meeting. Comments received after the deadline may not be delivered to the Commission before it takes action.

COUNTY OF EL DORADO PLANNING COMMISSION

KAREN L. GARNER, Executive Secretary

February 13, 2026

Mountain Democrat

PROOF OF PUBLICATION
(2015.5. C.C.P.)

STATE OF CALIFORNIA
County of El Dorado

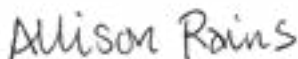
I am a citizen of the United States and a resident of the County aforesaid; I'm over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am principal clerk of the printer at the Mountain Democrat, 2889 Ray Lawyer Drive, a newspaper of general circulation, printed and published Wednesday and Friday, in the City of Placerville, County of El Dorado, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court to the County of El Dorado, State of California, under the date of March 7, 1952, Case Number 7258; that the notice, of which the annexed is a printed copy (set in type no smaller than non-pareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

2/13

ALL IN THE YEAR 2026

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Placerville, California, this 13th day of FEBRUARY, 2026



Signature

Allison Rains
Legals Clerk

Proof of Publication NOTICE OF PUBLIC HEARING

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PLANNING COMMISSION
KAREN L. GARNER, Executive Secretary
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2/13

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